

Centre County
Recorder Of Deeds

414 Holmes Street Suite 1
Bellefonte, PA 16823
814-355-6801



R 0 2 2 2 5 / 0 6 9 4

R02225/0694

6 pages

Instrument # 52

Header Page

This Page is not part of the official record,
and can be discarded after Recording.

Return To:

CHRISTOPHER SOKOLOWSKI
3178 CARNEGIE DRIVE
STATE COLLEGE PA 16803-1154

Receipt 322201
Printed 12-03-2018 13:44:29

Joseph L. Davidson
Recorder of Deeds - Centre County
414 Holmes Street Suite 1
Bellefonte, PA 16823

CHRISTOPHER SOKOLOWSKI
3178 CARNEGIE DRIVE
STATE COLLEGE PA 16803-1154

DEED - NONTAXABLE
R 02225-0694A 52 5 pages
1 SOKOLOWSKI, HENRY J
2 SOKOLOWSKI, CHRISTOPHER H
***** RETURN TO *****
CHRISTOPHER SOKOLOWSKI
3178 CARNEGIE DRIVE
STATE COLLEGE PA 16803-1154

County Fee 20.00
State Writ .50
ATJ Fee 40.25
Affordable Housing 11.50

DEED - NONTAXABLE 72.25

Commonwealth of Pennsylvania)
County of Centre)

Recorded on Dec 03, 2018

By: JOSEPH L. DAVIDSON
RECORDER OF DEEDS
CENTRE COUNTY

This sheet includes required recording and tax information and is part of the official record. DO NOT DETACH



R 02225-0694 Dec 03, 2018

SOKOLOWSKI, HENRY J
SOKOLOWSKI, CHRISTOPHER H

12-03-2018
13:36:00

DN

6 pgs

RECORDER OF DEEDS

5-4
\$ 72.25
env

Space Above This Line for Recorder's Use

Prepared By

Christopher H. Sokolowski
3178 Carnegie Drive
State College, Pennsylvania 16803-1154

After Recording Return To

Christopher H. Sokolowski
3178 Carnegie Drive
State College, Pennsylvania 16803-1154

STATE OF PENNSYLVANIA

COUNTY OF CENTRE

KNOW ALL MEN BY THESE PRESENTS, That on December 3, 2018, Henry J. Sokolowski, a Grantor residing at 2010 Butternut Drive, County of Montgomery, State of Pennsylvania, Jean E. Sokolowski, a Grantor residing at 2010 Butternut Drive, County of Montgomery, State of Pennsylvania and Christopher H. Sokolowski, a Grantor residing at 3178 Carnegie Drive, County of Centre, State of Pennsylvania (hereinafter known as the "Grantors") hereby release and quitclaim to Christopher H. Sokolowski, a Grantee, residing at 3178 Carnegie Drive, County of Centre, City of State College, State of Pennsylvania (hereinafter known as the "Grantee") for the sum of two hundred thousand dollars (\$200,000.00) grants and conveys all rights, title, interest, and claim in or to the following described real estate, situated in the County of Centre, Pennsylvania to-wit:

ALL that certain parcel of land situate in Patton Township, Centre County, Pennsylvania, being all of lot 379 in the Valley Vista Park Phase 3C and 3E Final Subdivision, as recorded in Plan Book 75, Pages

49-51, in the Office of the Recorder of Centre County, Pennsylvania, being more particularly described as follows:

BEGINNING at a point on the westerly right of way of Carnegie Drive, a 34-foot right of way, as recorded in said Plan, said point being on the dividing line of lot 380 in said Plan; thence alone said dividing line South 40 degrees 09 minutes 09 seconds West, 101.98 feet to a point on the dividing line of Lot 376 in the Valley Vista Park Phase 3B Final Subdivision, as recorded in Plan Book 70, Pages 4-6, in said Recorder's Office; thence alone said dividing line North 62 degrees 20 minutes 31 seconds West, 42.70 feet to a point on the dividing line of Lot 378 in said Phase 3C and 3E Plan; thence along said dividing line North 32 degrees 59 minutes 26 seconds East, 108.61 feet to a point on the right of way of said Carnegie Drive; thence along said right of way, along a curve to the right having a radius of 443.00 feet and a central angle of 07 degrees 09 minutes 43 seconds, an arc length of 55.37 feet, to the point of beginning.

CONTAINING 5,157 square feet.

BEING known as Centre County Uniform Parcel Identifier Tax Parcel Number 18-8A-379.

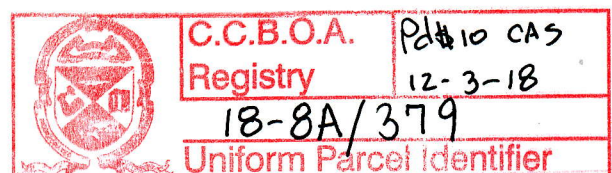
ALSO BEING the same premises which Thomas and Brewer Partnership granted and conveyed unto Henry J. Sokolowski and Christopher H. Sokolowski by deed dated November 28, 2007, and recorded in Centre County Recorder of Deeds Office as Instrument Number 02003-0052.

A DEED restriction governing access and repair of the bituminous walkway will be imposed for all lots within the subdivision.

EXCEPTING AND RESERVING therefrom for the use by the residents of Valley Vista Park Subdivision, their guests and invitees, the right of ingress, egress, and regress over and along a 5' walk, within a 10' easement as more fully depicted on this subdivision plat, to be used as a pedestrian walkway and excluding motor vehicle traffic.

IT is further understood by the Grantees herein that by acceptance of the within Deed, the Grantee and their respective heirs, successors, and assigns shall be responsible for:

- 1) The maintenance and repair, including snow removal of the walks located within their respective lots.
- 2) Providing and maintaining a dusk-to-dawn automatically controlled light with a minimum of 60 watts along the walk within their respective lots.
- 3) Providing and maintaining a dusk-to-dawn automatically controlled post light at the front of their respective lots. The post light shall be of a "colonial" style with a minimum of 100 watts and an eight (8') foot mounting height, and shall be located a minimum of three (3') feet from the street right of way and the side lot line.
- 4) Landscaping Requirement: Provide two 1-1/2" caliper trees (at 6" above root collar), ornamental or canopy, in the front yard. Shrubbery may be substituted at a 4:1 ratio for trees



with approval of the zoning officer. Existing trees may be preserved to comply with this requirement.

UNDER AND SUBJECT, NEVERTHELESS, to all restrictions, easements, and covenants of record.

THIS TRANSFER is from lineal ascendant to lineal descendent and thus is exempt from property transfer tax.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantors, either in law, equity, to the only proper use, benefit, and behoof of the said Grantee forever.

GRANTORS

Henry J. Sokolowski
Signature

12/3/2018
Date

Henry J. Sokolowski
2010 Butternut Drive
Huntingdon Valley, PA 19006-1733

Jean E. Sokolowski
Signature

12/3/18
Date

Jean E. Sokolowski
2010 Butternut Drive
Huntingdon Valley, PA 19006-1733

Christopher H. Sokolowski
Signature

12/3/2018
Date

Christopher H. Sokolowski
3178 Carnegie Drive
State College, PA 16803-1154

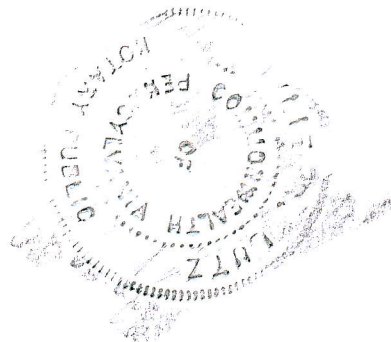
*Commonwealth of Pennsylvania
County of Centre*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry J. Sokolowski, Jean E. Sokolowski, and Christopher H. Sokolowski whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on the day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of December, 2018

Julie R. Lutz
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie R. Lutz, Notary Public
Bellefonte Boro, Centre County
My Commission Expires May 15, 2019
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES



CERTIFICATION OF GRANTEE'S ADDRESS

Grantee Name and Address

Christopher H. Sokolowski
3178 Carnegie Drive
State College, PA 16803-1154

I hereby certify under penalty of perjury that the above information is true and accurate.

Date: Christ H. Sobla Dec. 3, 2018

Christ H. Sobla Dec. 3, 2018
Signature

Julie R. Lutz, Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Julie R. Lutz, Notary Public
Bellefonte Boro, Centre County
My Commission Expires May 15, 2019
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

